



**2 Butts Meadow, Bassenthwaite, Keswick, CA12 4QL**

Guide Price £135,000

**PFK**

# 2 Butts Meadow

## The Property:

A lovely family or first time buyer home in the popular village of Bassenthwaite, which is subject to a Local Occupancy Clause, with wonderful views over the surrounding Lakeland fells and, in particular, Skiddaw to the front aspect. The accommodation briefly comprises entrance hallway, cloakroom with WC, modern newly fitted kitchen with breakfast bar, sitting room to the ground floor leading into a conservatory with a patio door to an enclosed rear garden. Two good sized bedrooms and a family bathroom. All within a short drive of Keswick town centre and conveniently a bus stop at the end of the road, which goes to Cockermouth.

- **50% Shared ownership**
- **Tenure: Leasehold**
- **Local occupancy condition**
- **Lakeland fell views**
- **Two bedrooms**
- **Popular village location**
- **Council Tax: Band B**
- **EPC rating E**





## 2 Butts Meadow

### Location & directions:

Situated in a quiet cul-de-sac off Winding Gate Lane, which connects to the popular village of Bassenthwaite. Within very easy walking distance of the village school, pub and bus route into Keswick. Bassenthwaite is within the World Heritage Site of the Lake District National Park and is close to the lake with its fishing and sailing facilities. Bassenthwaite Lake lies equidistant some seven miles from both Keswick and Cockermouth with easy transport access via the A66.

### Directions

The property can easily be located using postcode CA12 4QL or can otherwise be found using what3words location



## ACCOMMODATION

### Entrance Hallway

6' 4" x 11' 7" (1.93m x 3.53m)

Stairs to first floor, modern high heat retention storage heater and understairs cupboard.

### Cloakroom/WC

4' 10" x 3' 2" (1.47m x 0.97m)

WC and wash hand basin.

### Kitchen

10' 11" x 11' 7" (3.33m x 3.54m)

Window to front aspect, a range of matching wall and base units, complementary worktop, breakfast bar, inset sink with stainless steel mixer tap, built in microwave, electric hob with extractor, freestanding fridge freezer, integrated dishwasher, integrated washing machine and electric heater.

### Living Room

17' 10" x 8' 11" (5.44m x 2.71m)

Sliding glass doors into sunroom and modern high heat retention storage heater.

### Sunroom

14' 4" x 9' 6" (4.37m x 2.89m)

Doors to two sides and electric plug in heater.

## FIRST FLOOR

### Landing

7' 4" x 3' 10" (2.24m x 1.16m)

Electric heater and loft hatch with pull down ladder leading to part boarded loft.



### **Bedroom 1**

14' 5" x 10' 4" (4.40m x 3.15m)

Windows to front aspect, modern high heat retention storage heater and fitted storage cupboard housing the boiler.

### **Bedroom 2**

10' 1" x 10' 4" (3.07m x 3.14m)

Window to rear aspect and electric heater.

### **Bathroom**

7' 5" x 6' 0" (2.26m x 1.82m)

Updated and modernised by the current owner. With an obscured window to rear aspect, shower cubicle with mains shower, WC, wash hand basin set in vanity unit and a heated towel rail.

### **EXTERNALLY**

### **Garden**

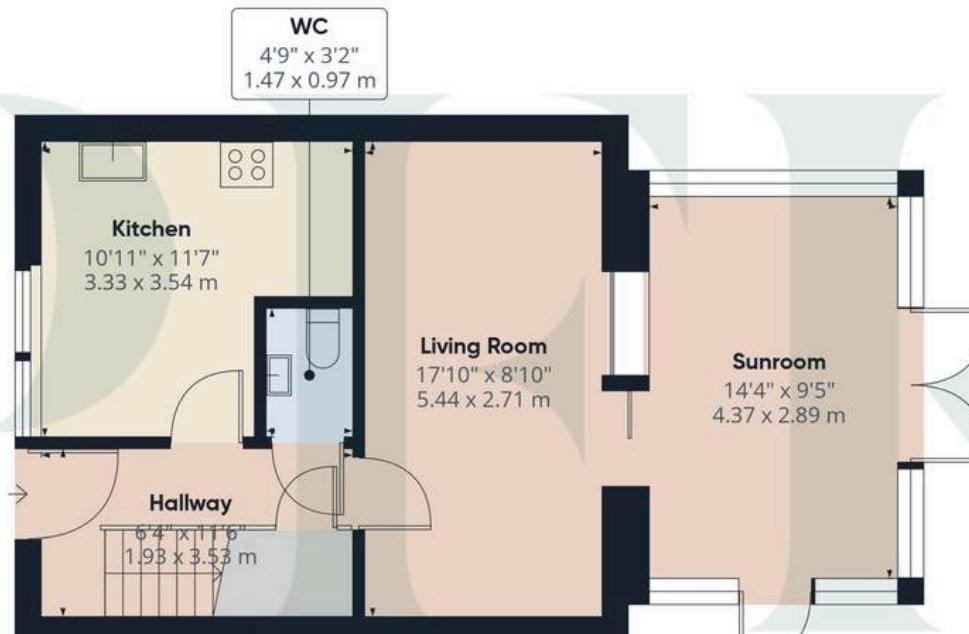
To the front is an open Astroturf area for ease of maintenance. The rear garden is enclosed with wooden fencing, accessed from the conservatory and again has Astroturf for ease and useful, lockable wooden storage.

### **Off street**

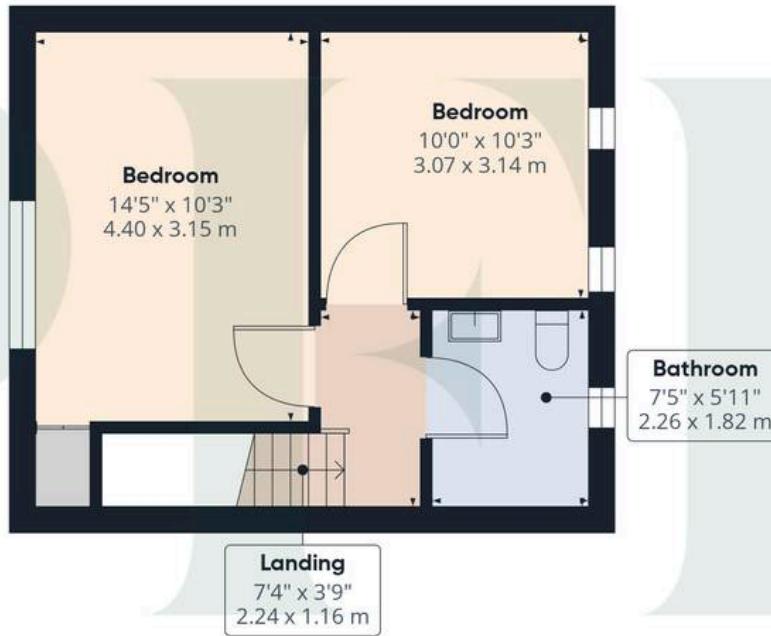
2 Parking Spaces

Spaces available within the cul de sac.





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

822 ft<sup>2</sup>

76.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

## ADDITIONAL INFORMATION

### Referral & Other Payments

PKF works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PKF may receive a referral fee as follows (all figures include VAT): • Conveyancing (Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase. • Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price. • Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products. • EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only. • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

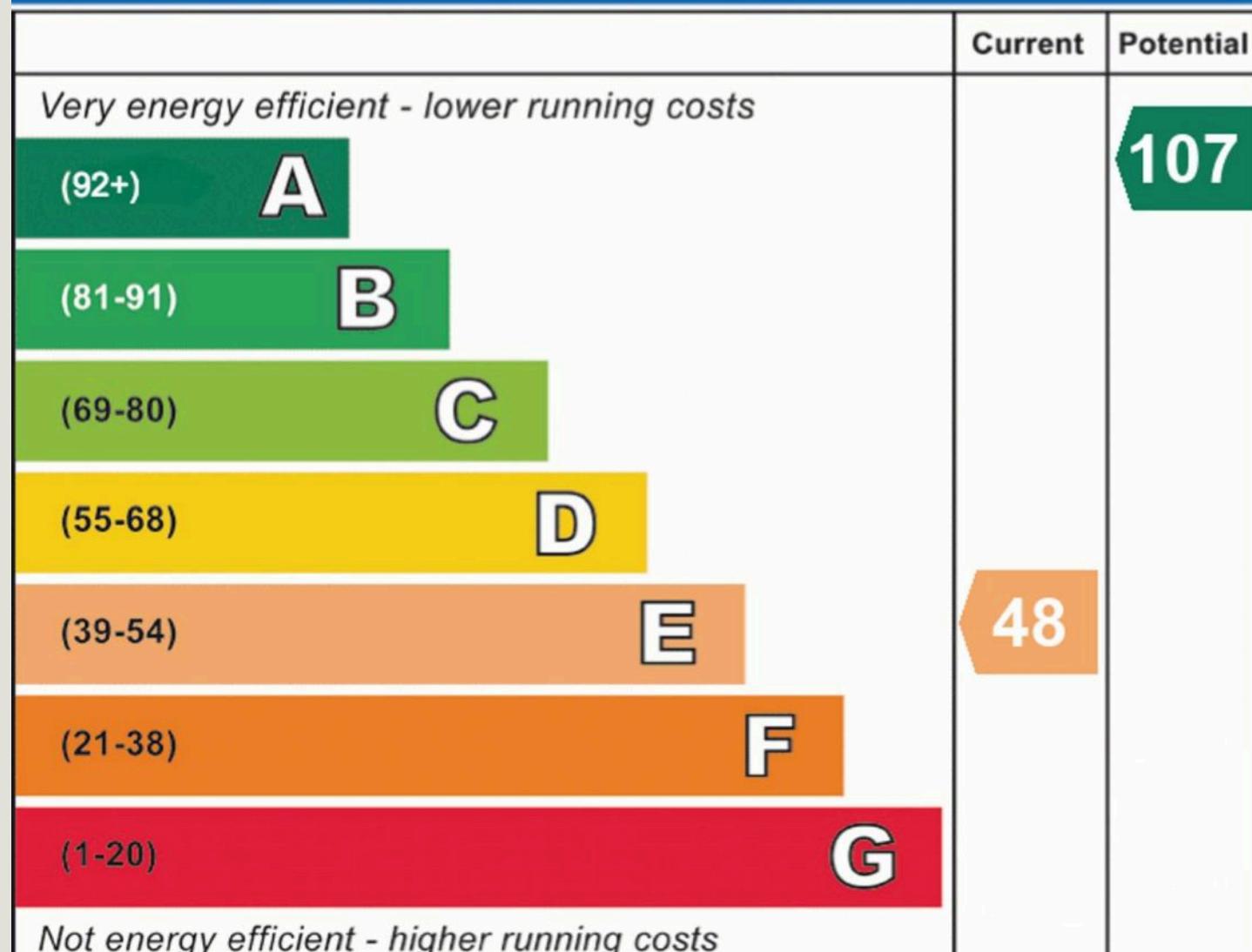
### Services

Mains electricity and water; drainage is via a shared septic tank; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

### Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

# Energy Efficiency Rating



**England, Scotland & Wales**

EU Directive  
2002/91/EC



Additional Information continued.....

#### **Lease Details**

It is offered on a shared ownership basis, with a 50% share available for purchase. The remaining 50% is subject to a monthly rent of £283.52 and a service charge of £64.47.

#### **Local Occupancy Clause**

This property is subject to a local occupancy clause, which includes a person employed, about to be employed or last employed in the locality or a person who has, for the period in the three years immediately preceding his/her occupation has/had their own principal residence in the locality. The locality is Allerdale wide.





## PFK Estate Agency Keswick

PFK Estate Agents, 19 Station Street - CA12 5HH

01768 774546

[keswick@pfk.co.uk](mailto:keswick@pfk.co.uk)

[www.pfk.co.uk/](http://www.pfk.co.uk/)

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